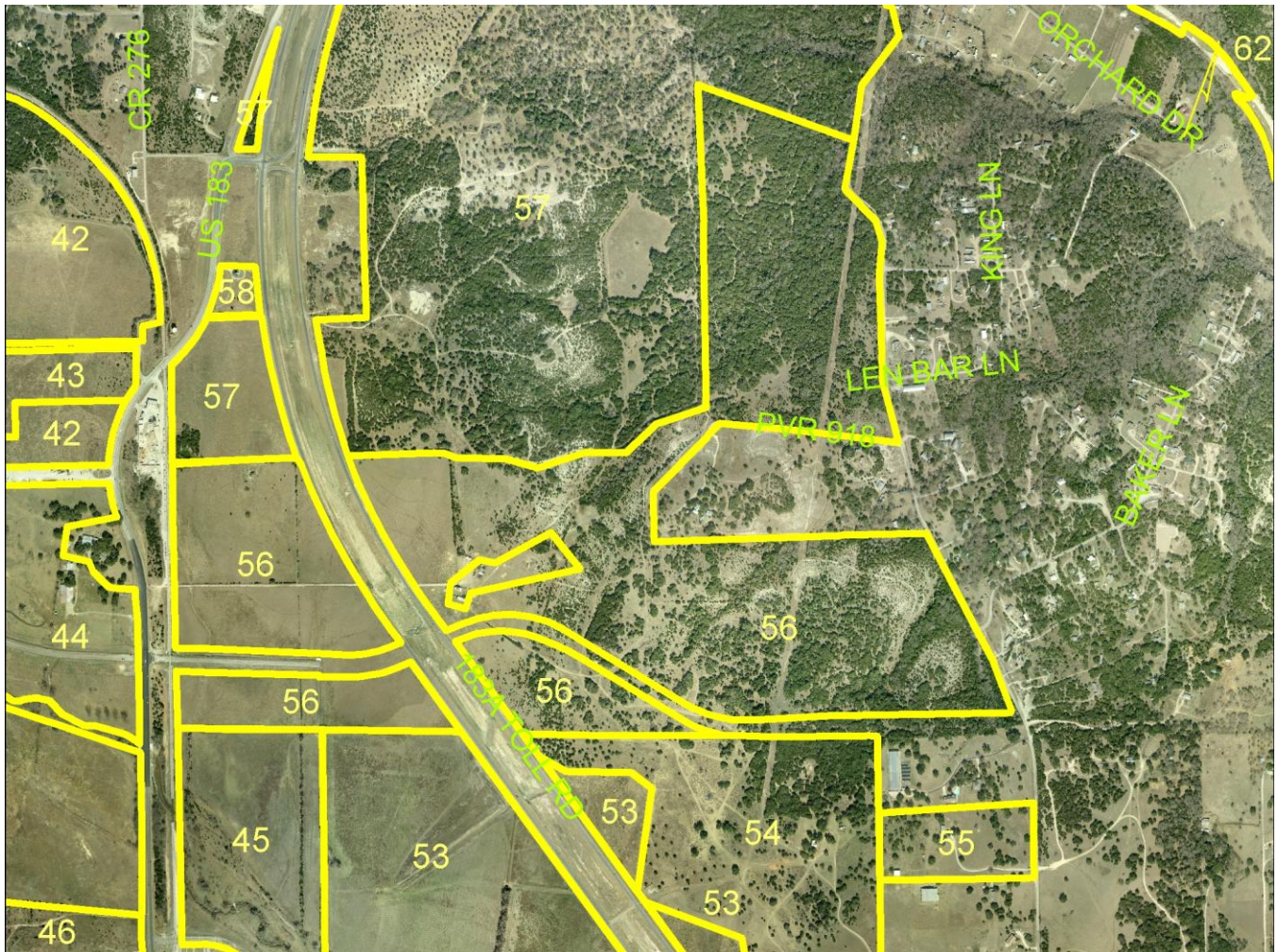


**363.622 Acres/147.2 Hectares
Butler-Winters**

Site 56



363.322 acres/147.2 hectares

US 183 and 183-A access

Utilities

Greenfield

Leander Smart Code, Planned Unit
Development (PUD) Overlay

Mr. Sam Winters
Clark, Thomas, Winters, LLC
300 West 6th Street, 15th Floor
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(512) 472-8800 phone
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www.ctw.com



City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

Property				
Total Acreage: 363.622 acres/147.2 hectares			Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. K, L, M, P, Q, R	
Location				
City: Leander		County: Williamson		
Address/Directions: Area just south and east of the US 183 "S" curve, west of County Road, with proposed South San Gabriel Parkway (CR 276) along the southern portion of the property. US 183-A bisects the property north/south.				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: Immediate access		Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay		
Distance to Interstate Highways: 12 miles/19.3 km				
General Site Information				
Previous Use of Site: Farm Land		General Condition: Excellent		Dimensions: 6,330 x 2,180 feet/1,929 x 664 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 16 percent slopes			Shrink/Swell Capacity: Low to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: Capital Metro 634-space park-and-ride and train station located on the west side of the property			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Central location within the TOD with US 183 and US 183-A access	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Commercial, Retail, Residential	
Deed Restriction(s): Yes			Covenants: Yes	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inch/30.5 cm one-half mile (805 m) west Pressure: 65 psi/448.2 kilopascal		Sewer - Size of Nearest Line: 21 inch/53.3 cm southwest of the site
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm Poly II	Pressure: Intermediate Pressure located 2.6 miles/4.2 km west at West South Street	
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Sam Winters	Phone: (512) 472-8800	Facs: (512) 474-1129	Email: jsw@ctw.com	Web Site: www.ctw.com
Sales Price: Negotiable		Lease Price: Not Applicable		
Comments: Central location within the TOD, train station & park-and-ride, along with US 183, 183-A and San Gabriel Pkwy. frontage.				